



12

## Planning Commission Continuance

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** SYDNEY BETHEL, PLANNER II *SDB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** APRIL 1, 2020

**SUBJECT:** DR19-194, ACACIA OFFICE

**STRATEGIC INITIATIVE:** Exceptional Built Environment

This project will allow for the development of a vacant property to construct an office building in an existing industrial area.

### **REQUEST**

DR19-194, Acacia Office: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.56 acres, generally located at 1250 North Acacia Drive and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

### **RECOMMENDED MOTION**

Move to continue DR19-194, Acacia Office to May 6, 2020.

**APPLICANT**

Company: Threaded Studios  
 Name: John Meissner  
 Address: 3370 N. Hayden Rd, Suite 123-303  
 Scottsdale, AZ 85251  
 Phone: (602) 214-7270  
 Email: John@threadedstudios.com

**OWNER**

Name: Martin Basta  
 Address: 2111 E. Broadway Rd, Suite 12  
 Tempe, AZ 85282  
 Phone: (480) 254-0089  
 Email: Martin@azconstructionplus.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>November 18, 1986</i>	Town Council adopted Ordinance No. 485 (Z86-37), which created the 97 acre East Valley Commerce Center. The PAD allows for a variety of uses with the underlying zoning district of C-I, I-1 and I-2.
<i>September 1, 1992</i>	Town Council approved an amendment to the East Valley Commerce Center Planned Area Development (Z92-14, Ordinance No. 756), which modified development requirements pertaining to building height, setback and permitted uses.
<i>March 10, 2016</i>	Design Review Board approved DR15-63 U-LLC, a new 5,840 square foot of commercial/warehouse building on the subject site.
<i>March 4, 2020</i>	Planning Commission heard DR19-194 Acacia Office as a Study Session item.

**Overview**

The proposed project is for a new 4,720 sf building intended for office and warehousing uses located at 1250 North Acacia Drive on approximately 0.56 gross acres. The site is currently vacant. A similar proposal was previously approved on the site (DR15-63 U-LLC), which expired in March of 2019. The proposed infill project is one of the four (4) remaining vacant lots in the Light Industrial (LI) zoned East Valley Commerce Center.

Staff is requesting this continuance to May 6, 2020 in order to provide the applicant additional time to meet all necessary noticing and sign posting requirements.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Light Industrial (LI)	Light Industrial (LI) with PAD	Spotlight Signs and Imaging (Retail/Manufacturing)
South	Light Industrial (LI)	Light Industrial (LI) with PAD	Lee Springs (Retail/Manufacturing)

East	Light Industrial (LI)	Light Industrial (LI) with PAD	Acacia Dr then First Choice Restoration, Inc. (Restoration Company)
West	Light Industrial (LI)	Light Industrial (LI) with PAD	Arizona Floral Exchange
Site	Light Industrial (LI)	Light Industrial (LI) with PAD	Vacant

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC and Ordinance No. 756</b>	<b>Proposed</b>
Building Area	-	4,720 sf Building Area 506 sf Canopy Area 5,226 sf Total Area
Maximum Building Height (ft.)/(Stories)	55'/3 Stories	26'-4"/ 1 Story
Minimum Building Setback (ft.)		
Front	25'	25'
Side (Employment)	0'	0'
Rear (Employment)	0'	74'-7"
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Employment)	5'	5'-6"
Rear (Employment)	5'	5'-6"
Landscaping (% of net lot area)	-	22.2%
Off-Street Parking and Loading	1 space/ 1,000sf Warehousing 1 space/ 250 sf Office 12 Spaces Required	12 Spaces Proposed

### **STAFF RECOMMENDATION**

Move to continue DR19-194, Acacia Office to May 6, 2020.

Respectfully submitted,



Sydney Bethel  
Planner II

### **Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

**DR19-194 Acacia Office**  
**Attachment 1 - Notice of Public Hearing/Vicinity Map *Hearing***

**PLANNING COMMISSION DATE:**  
  
**LOCATION:** *Gilbert Municipal Center*  
*Council Chambers*  
*50 E. Civic Center Dr.*  
*Gilbert, AZ 85296*

*Wednesday, April 1, 2020\* TIME: 6:00 PM*  
  
*\*Call Planning Division to verify date and time: (480) 503-6721*

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

**REQUESTED ACTION:**

DR19-194 ACACIA OFFICE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.56 acres, generally located 1250 North Acacia Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

**SITE LOCATION:**



**APPLICANT:** *Thread Studios*  
**CONTACT:** *John Meissner*  
**ADDRESS:** *3370 N. Hayden Rd., Suite 123-303*  
*Scottsdale, AZ 85251*

**TELEPHONE:** *(602) 214-7270*  
**E-MAIL:** *john@threadedstudios.com*